

Flowery Branch Historic District Fact Sheet

Q: What is a locally designated historic district?

A: A locally designated historic district is an area with historic, architectural, and/or aesthetic significance that is recognized and protected at a local level. Local districts are designated by a local ordinance and are subject to a review process by an appointed historic preservation commission. Design review protects the visual qualities that make these districts significant to the community.

Q: Are all buildings in a historic district necessarily historic?

A: No. When the boundaries are drawn for a local historic district, the district often will include non-historic properties as well. Changes made to non-historic properties can often be done in a way that will enhance or be in keeping with the integrity of the district.

Q: Will inclusion in a historic district restrict the land use of my property?

A: No. Historic district designations do not affect the Zoning Code or Subdivision Ordinance. There are no new use restrictions placed on how properties in historic districts may be used.

Q: Does being in a historic district mean I will not be allowed to demolish my property?

A: Not necessarily. Any property owner wishing to demolish a property in the historic district will be required to apply to the Historic Preservation Commission (HPC) for a Certificate of Appropriateness. The HPC must review reasons for the proposed demolition before a Certificate of Appropriateness for demolition could be issued. The goal of the historic district designation is not the cessation of development, but to assure that development will be in keeping with the historic character of the district.

Q: Can I appeal a decision by the Historic Preservation Commission?

A: Yes. Section 6.1 of Ordinance No. 375 identifies that any person adversely affected by any determination made by the Historic Preservation Commission (HPC) relative to the issuance or denial of a Certificate of Appropriateness, or by the Zoning Administrator in the administration, interpretation, or enforcement of the ordinance, may appeal such determination to the City Council.

Q: Will inclusion in a historic district prevent me from making changes to my property?

A: No. Any property owner wishing to change their property in a way that would be considered a “material change in appearance” will be required to apply to the Historic Preservation Commission (HPC) for a Certificate of Appropriateness. Designation under the Flowery Branch Historic Preservation Ordinance does not prevent owners from making changes to their properties but ensures that changes do not detract from the architectural, historical, and/or aesthetic qualities of the district. In addition, there are certain exemptions that do not require an owner to obtain a Certificate of Appropriateness (see Section 5.2 of Ordinance No. 375).

Q: Does the Historic Preservation Commission regulate the color I can paint my home or building?

A: No. Section 2.2 of Ordinance No. 375 identifies exterior **paint** as alterations which are not identified as a “material change in appearance”, thus no Historic Preservation Commission approval is necessary to paint your home or business.

Q: To apply for a Certificate of Appropriateness must I have an architect or engineer prepare my plans?

A: No. Section 5.4 (a) of Ordinance No. 375 identifies that certain projects may require elevation drawings by an architect. However, Section 5.4 (f) allows a waiver of this requirement depending on the scope of the proposed project. If projects are less complicated or minor in scope they will require less complicated plans (*i.e. porches, decks, sheds or patios*). Regardless of project scope, the City will make every effort to assist home and business owners, design professionals, and/or contractors in keeping costs as low as possible.

It should also be noted that the adopted local and State building codes often require that plans be prepared by an architect or engineer. Plans that are clear and concise are easier to review for compliance with these codes. These codes exist to protect the life, safety and welfare of the general public. Currently, the City has adopted the following codes with certain Georgia Amendments:

- International Building Code (IBC).
- National Electric Code (NEC).
- International Fuel Gas Code (IFGC).
- International Mechanical Code (IMC).
- International Plumbing Code (IPC).
- International Residential Code for One and Two Family Dwellings (IRC).
- International Energy Conservation Code (IECC).
- International Fire Code (IFC).

Q: Is Federal or State money available for rehabilitation of historic properties?

A: Yes. To obtain information on this matter, please visit the Georgia Department of Natural Resources – Historic Preservation Division website at www.gashpo.org or call (404) 656-2840 and ask for Ced Dolder - Tax Incentives Coordinator.

A copy of the Flowery Branch Historic Preservation Ordinance (Ord No. 375), historic survey, and all maps and ordinances associated with the proposed districts are available for viewing at the City of Flowery Branch Planning Department located at 5512 Main Street, Flowery Branch, GA and on the City's website at www.flowerybranchga.org.